

**MINUTES
TO BE
APPROVED**

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, July 9, 2014

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, Ben Southworth, and Justin D. Stoker. Council Member Chad Nichols was excused.

STAFF: Bryce Haderlie, Deputy City Manager; Darien Alcorn, Deputy City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Tom Burdett, Development Director; Ryan Bradshaw, Finance Manager/Controller; Marc McElreath, Fire Chief; Wendell Rigby, Public Works Director; Doug Diamond, Police Chief; Greg Mikolash, City Planner; Ray McCandless, Senior Planner; Larry Gardner, Senior Planner; Steve Glain, Assistant to the City Manager; Tim Peters, Public Services Manager; Rochelle Smith, Street Maintenance Crew Supervisor, Kevin Bateman, Electrician, and Betty Naylor, Utilities Representative.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 5:30 p.m.

II. CLOSED SESSION

DISCUSS PENDING OR IMMINENT LITIGATION

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, and Justin D. Stoker. Council Member Ben Southworth arrived at 5:35 p.m. Council Member Chad Nichols was excused.

STAFF: Darien Alcorn, Deputy City Attorney, and Tom Burdett, Community Development Director.

MOTION: Councilmember McConnehey moved to go into a Closed Session to discuss pending or imminent litigation. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes

Councilmember Nichols	Absent
Councilmember Southworth	Absent
Councilmember Stoker	Yes
Mayor Rolfe	Yes

The motion passed 5-0.

The Council convened into a Closed Session to discuss pending or imminent litigation at 5:30 p.m.

The Council recessed the Closed Session at 6:02 p.m.

The meeting reconvened at 6:04 p.m.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Tyson Rocco and Andrew Wright, Troop 125.

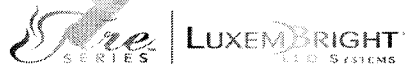
IV. PRESENTATION

PRESENTATION FROM SHANE MIKKELSEN REGARDING CAO LIGHTING

Shane Mikkelsen and Jodi Siminidge provided the following presentation:



Solid State Lighting Since 2000
Our Commitment
LED Through Innovation™



Dr. Densen Cao, Ph. D.

- University of Utah alumni
 - M.E. & Ph. D., Department of Materials Science & Engineering, and Adjunct Professor
- Engineer at Fairchild Semiconductor International, Inc. in West Jordan from 1995-2000
- Founded CAO Group, Inc. in 2000 to utilize his patented LED technology in many different applications
- Owner of more than 100 U.S. & International Patents
- Published author of more than 20 scientific papers in international journals & conferences

Company Background

- Established in West Jordan, Utah in 2000
- Consists of four business units
 - Dental
 - Veterinary/Medical
 - Solid State Lighting
 - Forensics
- FDA registered and EN 13485 certified Manufacturing facilities
 - West Jordan
 - Beijing China
 - Shenzhen China

Signage LED Lighting Products

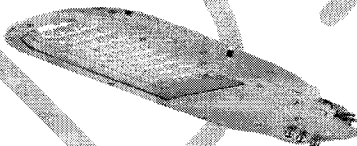
- Consume a fraction of the energy of traditional signage lighting
- Long life expectancy
- Results in less maintenance and more savings
- Applications include: channel lighting, accent or cove lighting, display box, back lighting and architectural lighting

Local Market Proven Applications

LED Lighting Products

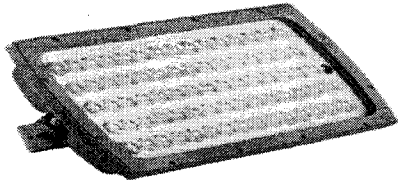
- Contain no hazardous material
- Patented technology provide the same look and efficacy of traditional incandescent lamps
- Significant energy savings means significant cost savings
- Increased lumen output means safer, brighter light

Dynasty LED Street Light



- Specifically designed as an energy saving alternative to traditional High Pressure Sodium (HID) luminaries
- Designed to blend seamlessly into existing street light installations
- Greater, brighter white light that covers a larger area
- 30 – 150 watt configurations
- No warm up, flicker-free operation
- Sleek exterior design with clamp mount
- Up to 33 ft (FR17) and 40 ft (FR12) installation heights

Dynasty LED Flood Light



- Specifically designed as an energy saving alternative to traditional High Pressure Sodium (HID) luminaries
- Designed to blend seamlessly into existing HID installations
- Greater, brighter white light that covers a larger area
- Glass lenses perfect for outdoor applications
- No warm up, flicker-free operation
- 2 bolt mounting brackets with adjustable mounting angle

Dynasty Performance

Product	Watts	Lumen	Length/Size	Warranty
T8	9	990	2 ft	5 year
T8	18	1980	4 ft	5 year
Flood Light	75	>5500	20-30 ft wall mount	5 year
Street Light	30 - 150	2100 – 14,500	Installation height 13 - 40 ft	5 year

Market Proven Applications

Benefits of LED Conversion

- Approximately 50 to 75 percent lower energy consumption
- Lower or eliminated maintenance costs
- Life expectancy is greatly increased
- LEDs are not affected by high wind or traffic vibration
- Not easily subjected to vandalism
- Better light quality that meets night sky requirements
- Light quality improves safety because of depth of field and peripheral vision enhancements without distorting color

- Reduction in greenhouse gas emissions:
 - In manufacturing
 - When LEDs are in use
 - Fewer service vehicle trips for repairs will mean a reduction of thousands of tons of carbon each year

Why CAO?

It's not the sale today, but the support tomorrow.

- A local West Jordan company that knows, understands, and develops LED technology
- West Jordan tax dollars stay local to help stimulate our own city's economy
- Unique product design for quality and longevity that is proven in local and national markets
- Committed support staff to assist during the lifetime of the product

LED Through Innovation™

PRESENTATION AWARDED DREW ASHTON THE "MAYOR'S AWARD FOR OUTSTANDING ACHIEVEMENT" FOR MAINTAINING PERFECT ATTENDANCE FROM KINDERGARTEN THROUGH HIS RECENT GRADUATION FROM COPPER HILLS HIGH SCHOOL

Mayor Rolfe said Drew Ashton was an Honor Student at Copper Hills High School. He achieved 13 years of 100% attendance from Kindergarten to his graduation from Copper Hills High School on June 5, 2014. Several family trips were postponed so that no school days were missed. Drew Ashton was an Eagle Scout. He was hoping for a career in the world of graphics and gaming design.

The Mayor and Council congratulated Drew Ashton for his accomplishment and provided him with the "Mayor's Award for Outstanding Achievement."

V. COMMUNICATIONS CITY MANAGER COMMENTS/REPORTS STAFF COMMENTS/REPORTS

Bryce Haderlie -

- Updated the Council as to Richard L. Davis's absence
- New Fleet Manager – Ben Roche would begin on Monday, July 14, 2014
- Commented on the success of the 60th Western Stampede Rodeo
- Expression of appreciation to the Council, volunteers and everyone involved in the previous weeks Western Stampede activities

Marc McElreath -

- Updated the Council on the July 4, 2014 activities, that there were no major incidents

Doug Diamond -

- Updated the Council on the injuries sustained by the two Animal Control officers

CITY COUNCIL COMMENTS/REPORTS

Councilmember Southworth -

- Echoed the comments made by Bryce Haderlie, regarding the success of the Western Stampede
- Hold off on hiring an administrative assistance for the Mayor. The Council was under the assumption of possibly making the position full-time, ½ time for the Mayor and ½ time for the Council. The Council agreed to have this item placed on the July 30, 2014 agenda for discussion and possible action.

Councilmember McConnehey -

- Expressed his appreciation to all of the staff and volunteers who made the Western Stampede a success. He was pleased to be able to participate with the Fourth of July Celebrations (parade and rodeo).
- Reversal of the parade route was an improvement

MOTION: Councilmember McConnehey moved that Business Item 9b be moved to follow the Consent Calendar. The motion was seconded by Councilmember Stoker and passed 5-1 in favor with Councilmember Haaga casting the negative vote.

Mayor Rolfe reported that prior to hearing Business Item 9b the Council would be taking a short recess to review late information, in groups of three or less Council Members.

Bryce Haderlie

- Reminded the Council of the 'Utah Pioneer Day's' by Merrill Osmond Productions being held July 24-26, 2014. He said this event would benefit local deaf and hard-of-hearing children with the gift of hearing through the Olive Osmond Hearing Fund.

Mayor Rolfe --

- Echoed the comments previously made regarding the Western Stampede Rodeo. He said in the 36 years that he had attended the Western Stampede Rodeo this was one of the best. He also thanked all of the volunteers for their help during the rodeo and parade.

VI. CITIZEN COMMENTS

Peggy Jo Kennett, West Jordan resident and Jordan School District Board Member, reported that concerns brought up by West Jordan and South Jordan Mayors, and Council

Members had been resolved or a written plan was in place to address those concerns. She urged the Council not take action on Business Item 9b regarding the feasibility study.

Alexandra Eframo, West Jordan resident, was unhappy that the Jordan School District did not participate with the Mayors and elected officials. She believed elected officials and Mayors should attend the Jordan School District Board meetings.

Jennifer Boehme, Jordan School District resident, 22-year Jordan School District teacher, and President of the Jordan Education Association, spoke on behalf of the majority of teachers in the Jordan School District. She asked that the Council oppose spending money on the proposed feasibility study. She reviewed numbers of those in-favor and those that oppose a possible district split. She read comments from various teachers regarding what was lost during the previous Jordan School District split. She said decisions made by adults should consider what would be best for the children.

Kayleen Whitelock, West Jordan resident, encouraged the Council against allocating the funds for the proposed feasibility study. Splitting the Jordan School District would not benefit the children. She commented on the opportunities that would be lost. She felt the proposed study could lead to additional negative effects for the children of the Jordan School District.

Richard Hoodman, West Jordan resident, voiced his concerns regarding the proposed rezone of approximately 9.75 acres for the Preston Park Subdivision Rezone:

- Numbers of homes
- Entrance on 1300 West
- Traffic concerns
- Increase in class size

Heather Reich, Teacher and West Jordan resident, read a letter she sent to the Senators and Representatives regarding the proposed South Jordan split. Some of the content in the letter included:

- Cost
- Taxes
- Moral
- Loss opportunities
- Loss programs
- The need to work together

She asked the Council to influence South Jordan against a School District split.

There was no one else who wished to speak.

VII. CONSENT ITEMS

- 7.a Approve the minutes of June 11, 2014, and June 25, 2014 as presented**
- 7.b Approve Resolution 14-125, authorizing the Mayor to execute a Capital Lease Agreement with Zions Bank Public Finance for seven mowers in an amount not to exceed \$138,432.50 for 48 months**
- 7.c Approve Resolution 14-126, authorizing the Mayor to execute a contract with S&L Inc. for rehabilitation of sewer diversion manholes and replacement of degraded clay sewer pipe, in an amount not to exceed \$231,082.13**
- 7.d Approve Resolution 14-127, authorizing the Mayor to execute Amendment No.2 to the Professional Services Agreement with Ensign Engineering for additional engineering services for the Bingham Creek Culvert Project, in an amount not-to-exceed \$33,650.00**
- 7.e Approve Resolution 14-128, authorizing the Mayor to execute Amendment No. 1 with Bowen Collins & Associates for additional engineering services for the 2014 Water Pipeline Project, in an amount not-to-exceed \$16,450.00**
- 7.f Approve Resolution 14-129, authorizing the Mayor to execute an event agreement with the American Cancer Society for the 2014 American Cancer Society Relay for Life**

The Council pulled Consent Items 7.b for further discussion.

MOTION: Councilmember Southworth moved to approve Consent Items 7.a, 7.c through 7.f. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	No
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

The Council recessed at 6:55 p.m. and reconvened at 7:10 p.m.

BUSINESS ITEM 9.B

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 14-131, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH LEWIS, YOUNG, ROBERTSON AND BURNINGHAM, TO CONDUCT A FEASIBILITY STUDY ON THE POSSIBLE CREATION OF A WEST JORDAN SCHOOL DISTRICT, IN AN AMOUNT NOT-TO-EXCEED \$46,338.00 FROM THE GENERAL FUND

Mayor Rolfe reported that the dollar amount had been amended from \$46,338.00 to approximately \$41,000.00.

Bryce Haderlie reported that the City Council was aware that South Jordan City was investigating the possibility of creating a separate school district from the Jordan School District.

Due to the implication of the Canyons School District creation in 2009, the Council had directed that a fiscal impact study be conducted before August 1, 2014. This assessment would aid the West Jordan City Council in determining what steps would be in the best interest of the citizens regarding a school district for the City.

In 2007, a similar study was conducted by Lewis Young Robertson and Burningham. A sole source supplier authorization was proposed due to the short time frame required to complete the study and consider the issue for the November 2014 ballot. Lewis Young Robertson and Burningham held the proprietary information to start the study and complete it in less than one-month in order to meet the ballot notice deadline of August 5, 2014.

In addition, the Supplier maintains, and the City concluded that the proprietary data would not only save time, but expense to the City based on the proposed \$46,338.00 fee compared to the contract amount of \$66,057.00 (plus expenses) in 2007. During this agenda item, the Council would consider and decide whether to authorize the contract for this fiscal impact study.

The proposed cost of the project would not exceed \$46,338 per the Scope of Work provided in the Council's agenda packet.

Staff had no recommendation regarding this proposal. However, if the Council desired to had a third party analysis of the fiscal impact to the citizens of West Jordan if a new school district was formed from within the boundaries of the Jordan School District, and if the Council desired to have this information prior to the August 5, 2014 deadline to place a question on the November ballot. This appeared to be the only feasible way to accomplish this objective based on time and cost for a Sole Source Supplier.

Councilmember Haaga said when this was brought up during the last Council meeting, the Council agreed to place this item on the agenda for discussion not as an item to make a separation from the district, this was only so West Jordan would be prepared. There had never been a discussion by the body regarding a separation. He reported that on July 1,

2014, a demand letter with six items was provided by South Jordan Council Members to the Jordan School District.

He said West Jordan was a fortunate healthy City. He did not want to see West Jordan student's future threatened again by a neighboring city. He said there were five members of South Jordan which might decide on the future of this district. He wanted to remain united.

Councilmember McConnehey felt West Jordan's hand was being forced, to a certain extent by the proposed action of a neighboring city. He commented on the following:

- Possible effects
- Keeping options open
- Positive interactions with Jordan School District
- Must protect the residents

Possible options/priorities:

1. Work with South Jordan city, to see their concerns addressed and then their proposed split dropped. Then, if West Jordan took any action it could be dropped.
2. Keeping the option of a creating our own school district and option (should the need arise).
3. Possibility of working with another school district.
4. West Jordan feasibility study – wait taking no action tonight, see outcome of Monday's meeting (possible additional City Council meeting, if needed)
5. Use prior 2007 Feasibility Study – Attorney's office said this could be used, if the City Council deemed the prior study adequate.

Councilmember Stoker commented on the services provided by the Kauri Sue Hamilton School for students with significant disabilities within the Jordan School District, along with others. He felt West Jordan was being pressured into this situation due to politics. He said Jordan School District does not receive instruction from the cities. He questioned whether unfair demands were being placed upon the Jordan School District. He commented on the following:

- Against any proposed school district split
- Excellent job with the children
- West Jordan proposing to put this on the ballot in any way would send a message across the valley that there were issues
- Send the message we do not want to split
- Agreed with Councilmember McConnehey on Number 4 and 5.

Councilmember Hansen agreed with Councilmember's McConnehey and Stoker's comments. She felt any type of separation would leave cities with no tax base. West Jordan had no guarantees and must be prepared. She commented on the following:

- Proud of the Jordan School District

- Additional communication
- Possible use of 2007 Feasibility Study
- Be prepared to take care of West Jordan students

Councilmember Southworth was disappointed. He felt this road was being taken based on politics. He felt that South Jordan's demands were unreasonable. He commented on the following:

- Must be a unified front
- Against any Jordan School District split
- Oppose the proposed study and work towards keeping the Jordan School District together

Mayor Rolfe clarified that the draft 'Memorandum of Understanding' provided was from all five Mayors of the cities in the Jordan School District, not just South Jordan. He felt if a feasibility study was performed, it should be from current pricing not 2007 pricing. He believed West Jordan citizen's rights should be protected to decide their future. This could not be decided by the Council and was not being discussed during this meeting. The proposed feasibility study would give the citizen's the right to have this on the ballot should the need arise. He also commented on allowing another cities Council to decide the fate of what the School District does with respect to West Jordan

MOTION: Councilmember Stoker moved to deny Resolution 14-131, authorizing the Mayor to sign the contract with Lewis Young Robertson and Burningham to complete the School District Feasibility Study by August 1, 2014. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	No
Councilmember McConnehey	No
Councilmember Nichols	Absent
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Rolfe	No

The motion failed 2-4.

MOTION: Councilmember McConnehey moved to continue this item to a special meeting to be held on Wednesday, July 16, 2014, after the additional discussion with the five Mayors and the School Board. The motion was seconded by Councilmember Hansen.

Councilmember Haaga spoke against the motion.

Bryce Haderlie suggested speaking with Mr. Philpot from Lewis Young Robertson and Burningham to see if a contract could be fulfilled within the shorter deadline.

Councilmember McConnehey withdrew his motion.

MOTION: Councilmember Southworth moved to suspend the rules to allow comment by Fred Philpot. The motion was seconded by Councilmember Haaga and passed 6-0 in favor.

Fred Philpot, Lewis Young Robertson and Burningham, addressed the change in deadline date. He reported that a two-week deadline would be very difficult to meet.

Councilmember Haaga asked if the proposed study were to be commissioned, would the study be inclusive of Riverton, Herriman, Bluffdale, and West Jordan as a district.

Fred Philpot addressed the following:

- what the study would and would not consist of
- Timeframe necessary
- 2007 Feasibility Study took in excess of 1-year to complete
- Study components

Councilmember McConnehey still would like to use the 2007 Feasibility Study.

MOTION: Councilmember Haaga moved to authorize staff to get legal counsel pertaining to the 2007 Feasibility Study of the West Jordan School District split creating our own district, and see if that is legally binding in this case, within one-day, and if not then authorize the Mayor to sign the contract with Lewis Young Robertson and Burningham to complete the School District Feasibility Study by August 1, 2014 in an amount not-to-exceed \$41,338.00. The motion was seconded by Mayor Rolfe.

SUBSTITUTE

MOTION: Councilmember Stoker moved to table this item indefinitely and direct staff to evaluate the feasibility of the 2007 study, as a legal option should South Jordan direct their staff to place this item on the ballot. The motion was seconded by Councilmember Southworth.

Councilmember Haaga called the previous question.

Roll call vote on the original motion:

Councilmember Haaga

Yes

Councilmember Hansen	No
Councilmember McConnehey	No
Councilmember Nichols	Absent
Councilmember Southworth	No
Councilmember Stoker	No
Mayor Rolfe	Yes

The motion failed 2-4.

MOTION: Councilmember Southworth moved to table this item indefinitely. The motion was seconded Councilmember Stoker.

Councilmember Haaga commented on reasons why a new study would be more appropriate.

Councilmember McConnehey felt good/solid information would not come from a three-week study. He still believed the 2007 Feasibility Study could be used.

Mayor Rolfe believed that supporting this motion would take away options for the residents in the future.

Councilmember Haaga called the previous question.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	No
Councilmember McConnehey	No
Councilmember Nichols	Absent
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Rolfe	No

The motion failed 2-4.

MOTION: Councilmember Haaga moved to direct legal staff to find a solution with the 2007 Feasibility Study to allow us to make decisions on the Jordan School District/South Jordan separation.

Darien Alcorn said the legal determination was already made that the City Council had discretion to determine what constituted an adequate feasibility study.

MOTION: Councilmember Hansen moved to use the 2007 Feasibility Study enabling West Jordan to place this item on the ballot, if needed. The motion was seconded by Councilmember Haaga.

The Council discussed their concerns.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	No
Councilmember Nichols	Absent
Councilmember Southworth	No
Councilmember Stoker	No
Mayor Rolfe	Yes

The motion failed 3-3.

VIII. PUBLIC HEARING

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL THE WEST JORDAN POLICE DEPARTMENT'S APPLICATION FOR AN "US DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT" FOR 2014 IN AN AMOUNT OF \$38,491.00

Doug Diamond said the West Jordan Police Department was applying for the Edward Byrne Memorial Justice Assistance Grant (JAG) from the U.S. Department of Justice in the amount of \$38,491.00.

Requirements of this grant include making a copy of the grant application available to the governing body, or organization designated by that body, not less than thirty days before the Bureau of Justice Assistance accepts the application, and holding a public hearing allowing the general public to comment on the recommendation.

A posted copy of the application was made available to the governing body and for public review on June 9, 2014, in the City Clerk/Recorder's Office, and also on the City's Website. In addition, on June 9, 2014, a notice of public hearing to be held July 9, 2014, was advertised in local newspapers.

The funds from this grant would provide 2/3 the cost needed to purchase this system. This system would improve the department's ability to document accidents and crime scenes more completely, more precisely and more quickly, saving personnel hours. Diagramming time would be cut by at least half.

Staff had concluded that the request was appropriate and recommended approval of the grant application and to accept the proposed grant funding and put into the appropriate budget lines of the police department.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Southworth moved to approve the Edward Byrne Memorial Justice Assistance Grant (JAG) application as outlined in the Program Narrative, and to accept the proposed grant funding and put into the appropriate budget lines of the police department, as recommended by the staff. The motion was seconded by Councilmember McConnehey

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Absent
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Rolfe	Yes

The motion passed 6-0

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
RESOLUTION 14-130, AUTHORIZING THE MAYOR TO EXECUTE A
LEASE AGREEMENT WITH SOUTH VALLEY SANCTUARY AND A
WAIVER OF RENTAL FEES FOR A NONPROFIT ENTITY PURSUANT
TO CITY CODE**

Bryce Haderlie said pursuant to City Code Section 3-4-1, the City Council may waive fees otherwise due to the City and may otherwise provide financial and nonfinancial support to a nonprofit entity providing services to the citizens of the City if the City complied with Section 10-8-2 of the Utah Code. Section 10-8-2 limits the charitable contribution to a nonmonetary contribution such as fee waivers and City services. It also limits the total charitable contributions for the fiscal year to 1% of the City's budget for that fiscal year and required a public hearing prior to approval.

South Valley Sanctuary, Inc. is a nonprofit corporation, and the requested nonmonetary contribution for approximately 300 square feet of office space on the first floor of West Jordan City Hall was valued at \$5,100 calculated at a rate of \$425.00 per month.

The proposed Lease Agreement between West Jordan and South Valley Sanctuary, Inc. identified the location of the office space and sets forth the terms and conditions of the Lease. It was proposed that the lease period be from July 1, 2014 to June 30, 2015 in order to continue occupancy when the current Lease ends and match the City's fiscal year. If the lease term was changed the amount of the charitable contribution would need to be prorated accordingly.

The proposed changes from the current Lease were minor. They include:

1. Use of other rooms within City Hall, such as the Schorr Gallery, community room and City Council chambers was added to memorialize current practices. Reservations would continue to be made on a first-come, first-serve basis through the City's normal procedures, and there would continue to be no fee paid by South Valley Sanctuary.
2. The proposed Lease now states that employees of the South Valley Sanctuary, and their accompanied invitees, may occupy City Hall during non-business hours. This change was proposed to accommodate the healthy relationship classes that South Valley Sanctuary currently offers, and would continue to offer, in the reserved rooms. It also accommodates after-hours office access for employees.
3. The employees would be given key cards to ensure their ability to enter during times when exterior doors were locked, but use of a key card is restricted to the person to whom it was issued. Invitees may accompany authorized employees
4. A provision was added stating that the City and South Valley Sanctuary would work together to resolve any issues that may arise.

The South Valley Sanctuary had a history of being a good tenant in City Hall. The City and South Valley Sanctuary have had no problems or concerns. City staff supported the issuance of a new Lease and also the proposed changes to memorialize practices that had worked well for both parties and make access more convenient.

The fiscal impact would be the nonmonetary contribution including office space within the West Jordan City Hall in the amount of \$5,100.00

Staff recommended approval of the Lease Agreement and nonmonetary contribution to South Valley Sanctuary, Inc.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember McConnehey moved to approve Resolution 14-130, the nonmonetary contribution of \$5,100.00 to the South Valley Sanctuary, Inc., and to approve and authorize the Mayor to execute the Lease Agreement with South Valley Sanctuary, Inc. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Absent
Councilmember Nichols	Yes
Councilmember Southworth	Yes

Councilmember Stoker
Mayor Rolfe

Yes
Yes

The motion passed 6-0.

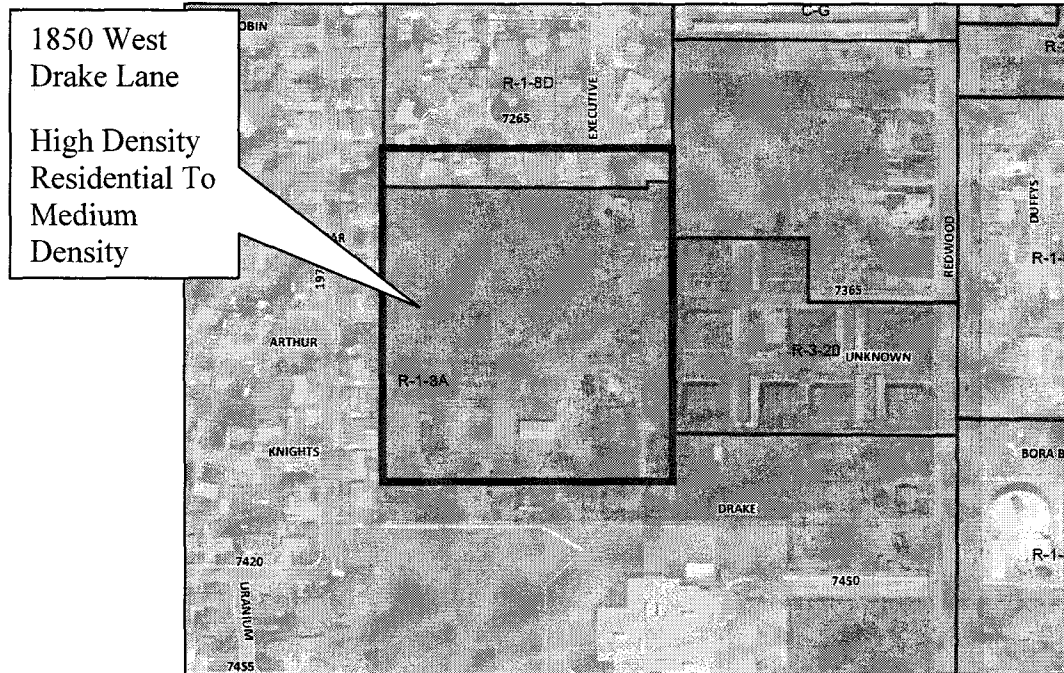
**RECEIVE PUBLIC INPUT AND CONSIDER AN AMENDMENT TO THE
WEST JORDAN GENERAL PLAN LAND USE MAP FOR
APPROXIMATELY 12.1 ACRES FROM HIGH DENSITY RESIDENTIAL
TO MEDIUM DENSITY RESIDENTIAL, OR OTHER DESIGNATION,
FOR PROPERTY LOCATED AT APPROXIMATELY 1850 WEST DRAKE
LANE; CITY OF WEST JORDAN, APPLICANT**

Tom Burdett reported that on June 4, 2013, the Planning Commission and City Council held a joint workshop to discuss several items. One of the topics was consideration of potential amendments to West Jordan Future Land Use Map regarding whether there were any properties identified on the map as high or very high density residential that should be assigned a lower density land use type. Following the discussion, the Mayor directed staff to proceed with a change in the Future Land Use Map to reflect the current R-1-8A zoning on the property located at approximately 1850 West Drake Lane.

Ray McCandless said on March 18, 2014, the Planning Commission tabled action on this item to give staff additional time to meet with property owners to discuss the proposed changes to the Future Land Use Map. As requested, the Planning Staff met with residents on April 16, 2014. The property owner's views were addressed.

On May 20, 2014, in a 4-0 vote, the Planning Commission voted to forward a positive recommendation to the City Council that the Land Use Type for this property on the City's Future Land Use Map be changed from High Density Residential to Medium Density Residential.

This property was located at approximately 1850 West Drake Lane. It is approximately 12.1 acres in size and was currently being used for single-family residences and for farming purposes. The property was zoned R-1-8A, however; the Future Land Use Map designated this property as High Density Residential. The Future Land Use Map and zoning were not consistent with each other as R-1-8 zoning was considered Medium Density Residential. The following illustration showed the *current* Future Land Use Map designation with the zoning map superimposed.



The Aspen Pines Apartments to the east were zoned R-3-20 and were accessed directly from Redwood Road. There was no existing or likely street connection between the apartments and this property. There are streets to the north and northwest (Executive and Friar Streets) that were stubbed into this property meaning that it was intended that this property be connected to the subdivisions to the north and west.

The subdivisions to the north and west were zoned R-1-8 and because this property was also zoned R-1-8, it made sense to change the Future Land Use Map to be consistent with the current zoning.

On April 16, 2014, the staff met with several property owners and surrounding residents to discuss proposed changes. The property owners would generally like to leave the designation on the Future Land Use map as High Density Residential to keep their future development options intact. This would require a future City Council to agree to rezone this property to a High Density Residential multi-family zone, which action is uncertain at best. The neighboring property owners; however, would like to see the property designated as Medium Density Residential to reflect the current R-1-8 zoning and for consistency in density with the adjoining neighborhoods to the north and west.

The two options for the City Council to consider were to leave the High Density Residential designation as requested by the property owners as is or change the land use designation to Medium Density Residential.

An ordinance would be forwarded to the City Council reflecting its decision at a later date.

FINDINGS OF FACT

According to Section 13-7C-6: Findings for Approval, any amendments to the general plan, including maps, shall be approved only if:

Criteria A: *The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the city general plan;*

Discussion: An example of the goals and policies in the General Plan relating to the proposed text amendment is - *Continually and consistently update the Future Land Use Map, zoning map, and zoning ordinance for ease of reference and administration. (Page 19)*

The General Plan supported keeping the Future Land Use Map current.

Finding: The proposed amendment conforms to the General Plan and was consistent with the adopted goals, objectives and policies described therein.

Criteria B: *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;*

Discussion: Other sites for high density residential were available in other areas in the City. Changing the Future Land Use Map from High Density Residential to Medium Density Residential to make the use consistent with the zoning on the property was appropriate.

Finding: The development pattern contained on the land use plan inadequately provided the appropriate optional sites for the use and/or change proposed in the amendment.

Criteria C: *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;*

Discussion: Changing the Future Land Use Map to be consistent with the current zoning on the property would ensure compatibility with other existing or planned land uses in the vicinity.

Finding: The proposed amendment would be compatible with other land uses, existing or planned, in the vicinity.

Criteria D: *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;*

Discussion: The proposed amendment would be an improvement to the Future Land Use Map as the change would make the map more accurate in describing future land use needs for this property. The proposed revision does not benefit any single person or entity.

Finding: The proposed amendment constituted an overall improvement to the adopted general land use map and was not solely for the good or benefit of a particular person or entity.

Criteria E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change;*

Discussion: The land use patterns as shown on the Future Land Use Map would remain intact and would not result in larger or more expensive public infrastructure improvements.

Finding: The proposed amendment would not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Criteria F: *The proposed amendment is consistent with other adopted plans, codes and ordinances; and*

Discussion: The Future Land Use Map graphically reflects the land use policies of the City's General Plan which can change from time to time as conditions change. The proposed map amendment reflects such a change. The proposed amendment was not inconsistent with other adopted plans, codes or ordinances.

Finding: The proposed amendment would be consistent with other adopted plans, codes and ordinances.

The proposed amendment to the Future Land Use Map was necessary to update the map and make it more consistent with zoning and with adjoining land uses.

Staff recommended that the City Council approve the proposed revision to the Future Land Use Map as recommended by the Planning Commission.

Mayor Rolfe opened the public hearing.

Jeanette Drake, West Jordan resident, said her home and ½-acre lot were part of the 12.1 acres affected by this recommendation. Over 40-years ago there were no subdivisions or apartments adjoining their property. Various neighboring parcels had been developed without protest. She questioned why this recommendation was being made with no plans for development. She commented on Ordinance 14-17, which established a six-month moratorium on multi-family housing projects. She voiced her concerns regarding one of the paragraphs regarding a big payday for older families when they sell their property. She questioned why this was placed in the Ordinance. It was not evil for older West Jordan families to get a big payday, which was not a guarantee. She commented on properties near her that have had problems selling because of the actions by the City Council. She asked whether the Council was doing anything to encourage urban farms.

Ron Drake, West Jordan resident, reported that City planners said this area was not being rezoned it was a density change. He felt this was the same thing. He said this exercise of City power over the individual and trampling citizen's property rights had caused frustration. He commented on one newspaper article which read "denser development is a key to Utah's future." He also quoted other articles. He said his property was surrounded by high-density. This action did not seem appropriate, fair, or justified by the City Planners or Zoning Commission. Due diligence had not been done. This action would affect the value of their ground by cutting it in half. He asked the Council to vote no or table this indefinitely.

Alexandra Eframo, West Jordan resident, encouraged the Council to vote in favor of changing the high-density to medium-density.

Bruce Sailor, West Jordan resident, voiced his and his neighbor's concerns regarding high-density:

- Crime
- Safety (roadway, children, etc.)
- Apartments would increase school population
- Home value

He asked the Council to vote in favor of the lower density.

Linda Drake Crandle, Sandy resident, reported there were no apartments at issue, at this time. She said there were no thoughts of selling her property at this time. She wanted the density to remain the same. Alternate zoning could be brought before the Council or Planning Commission when the property owners decide to sell.

Gene Drake, West Jordan resident, said he had been farming his ground for the last 75 years. He would like the General Plan Land Use Map designation to remain the same. He felt crime, which was brought up earlier was not an issue. He recommended the Council

table the General Plan Use Map change for his farm until there were studies regarding things that might happen in the future.

Kelly Severson, West Jordan resident, said if apartments were placed in the area, her road would be affected. She worried about crime rates, which was reported to be higher in rental housing. She said the apartments to the east of the Drake's did not connect with this neighborhood in anyway. She said that the zoning reflected medium-density and she wanted the General Plan Land Use Map to reflect that same density.

There was no one else who desired to speak. Mayor Rolfe closed the public hearing.

Councilmember Southworth said zoning laws were in place for a reason. He felt it would be disingenuous to allow this to remain as high density as designated on the Future Land Use Map.

Councilmember McConnehey voiced his concerns regarding the way the property was set up on the current Future Land Use Map. He said in the future a developer could come to the City and request a zone change, but currently based on the development to the north and west, a change to the Future Land Use map would be in order.

Mayor Rolfe explained the reason the moratorium on multi-family housing was put in place. He also mentioned that this property had been used for agriculture since the late 1880's, and he said there was no reason it could not continue to be agriculture. He asked the Council to considerate other designations.

MOTION: Councilmember Haaga moved to continue this and send this item back to the Planning Commission for further review, taking in the comments from the Mayor and the residents.

The motion died for lack of a second.

MOTION: Councilmember McConnehey moved to approve the proposed revision to the Future Land Use Map from High Density Residential to Medium Density Residential and direct staff to prepare an ordinance to implement the changes. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Southworth	Yes
Councilmember Stoker	Yes

Mayor Rolfe

Yes

The motion passed 5-1.

RECEIVE PUBLIC INPUT AND CONSIDER AN AMENDMENT TO THE WEST JORDAN GENERAL PLAN LAND USE MAP FOR APPROXIMATELY 9.13 ACRES FROM VERY HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, OR OTHER DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 9053 SOUTH 1150 WEST; CITY OF WEST JORDAN, APPLICANT

Ray McCandless said on June 4, 2013, the Planning Commission and City Council held a joint workshop to discuss several items. One of the topics was consideration of potential amendments to West Jordan Future Land Use Map regarding whether there were any properties identified on the map as high or very high density residential that should be assigned a lower density land use type. Following the discussion, the Mayor directed staff to proceed with a change in the Future Land Use Map to reflect the current R-1-8A zoning on the property located at approximately 1850 West Drake Lane and to look for other similar properties where a lower density designation should be assigned. Staff found one other area in the City which was located at approximately 9050 South 1150 West.

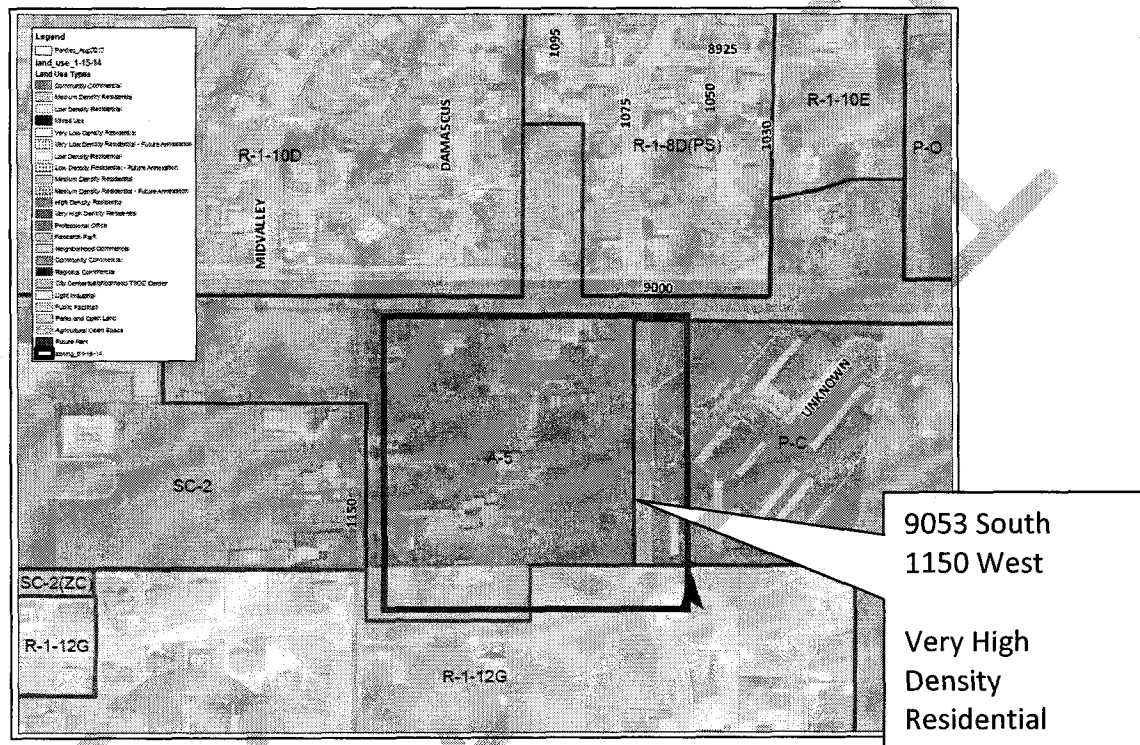
On March 18, 2014, the Planning Commission tabled action on this item to give staff additional time to meet with property owners to discuss the proposed changes to the Future Land Use Map. As requested, the Planning Staff met with residents on April 9, 2014 and on April 16, 2014. The property owner's views were addressed.

On May 20, 2014, in a 4-0 vote, the Planning Commission voted to forward a positive recommendation to the City Council that the Land Use Type for this property on the City's Future Land Use Map be changed from Very High Density Residential to Low Density Residential.

The subject property was located at approximately 9053 South 1150 West, just south of 9000 South. This area contained approximately 9.1 acres and was currently zoned A-5. There were several single-family dwellings on the property and much of the property was being used for farming. To the East were the River Oaks apartments which were zoned Planned Community (PC). To the south, the property was zoned R-1-12G and the property to the west was zoned Community Shopping (SC-2). To the north, across 9000 South, the property was single-family residential that was zoned R-1-10D, R-1-8D(PS) and A-5.

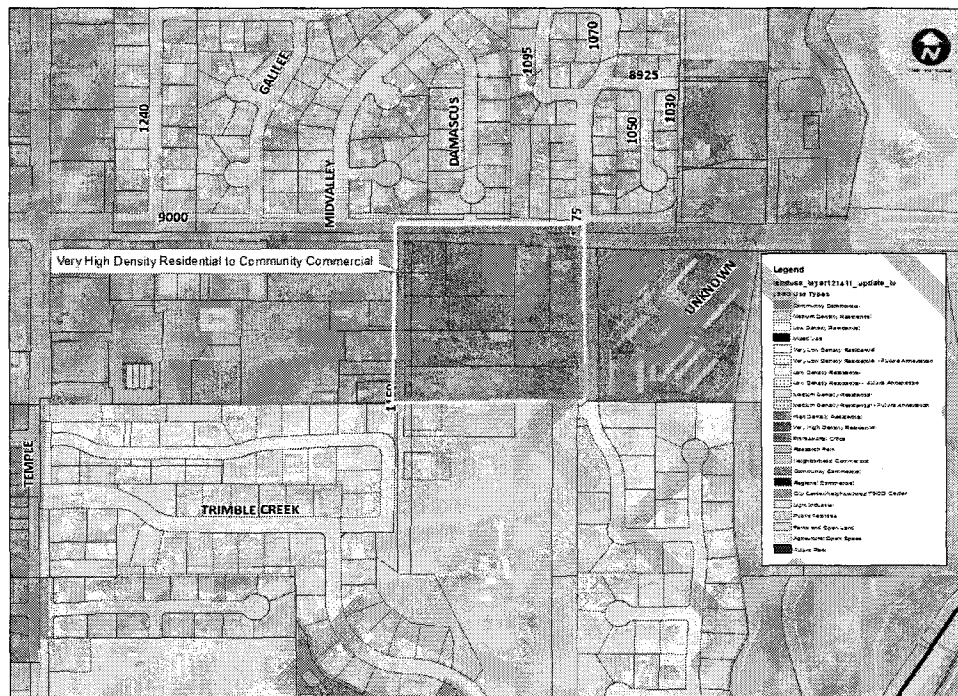
The Future Land Use Map designated this property as Very High Density Residential. Given the surrounding uses, there was some question as to whether multi-family development at this location was the best future land use for this property. Multi-family development (which the VHDR designation supports) was generally best suited near transit facilities to maximize the use of public transit. Although 9000 South was an arterial street with bus service, in staff's view, multi-family residential should be focused

in areas near larger commercial centers and TRAX stations. At this location, although there was a large apartment complex to the east, much of the adjoining property to the north and west was commercial and low density residential. The following illustration showed the *current* Future Land Use designations with the zoning map superimposed.

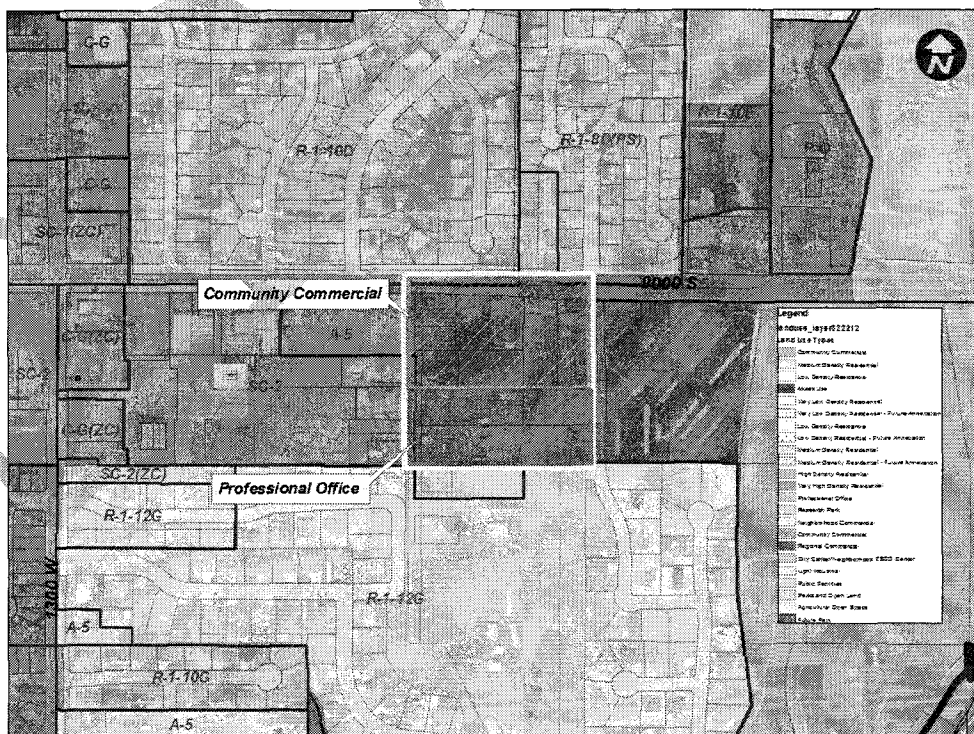


Staff originally forwarded three land use options to the Planning Commission. The first option was to designate the entire property as Community Commercial. The second option was to designate the north 2/3 of property as Commercial and the south 1/3 as Professional Office. The third option was to designate the north 2/3 of the property Commercial and the south 1/3 of the property as Low Density Residential. These options were illustrated on the following maps:

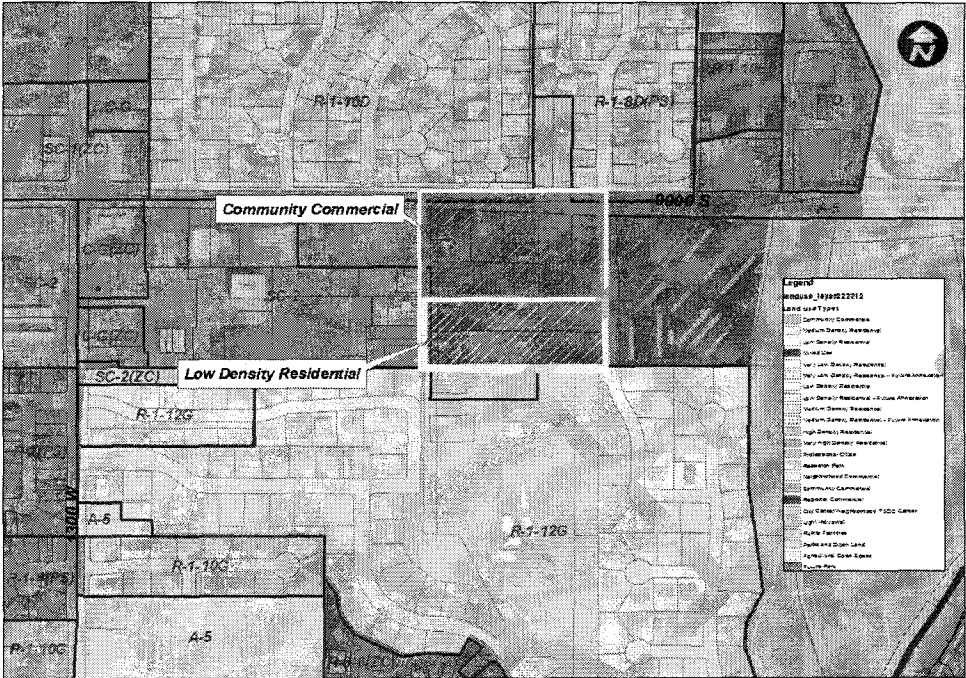
Option 1: Community Commercial



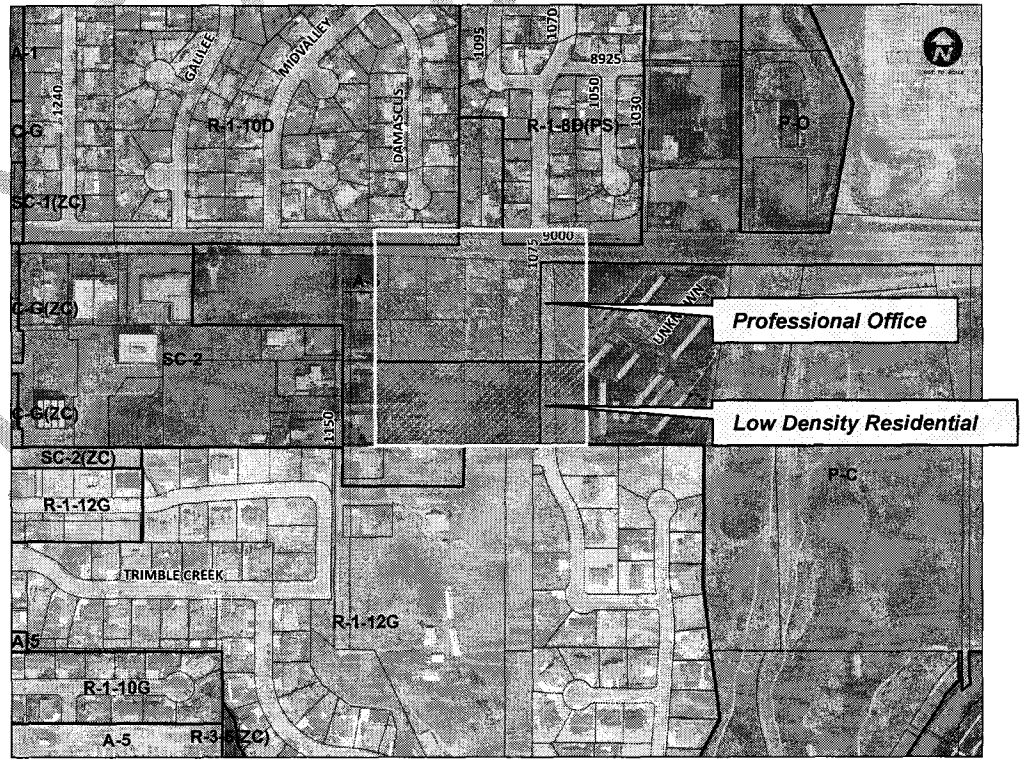
Option 2: 1/3 Community Commercial and 2/3 Professional Office



Option 3: 1/3 Community Commercial and 2/3 Low Density Residential



Option 4: 2/3 Professional Office and 1/3 Low Density Residential



The map displays a residential area with various lot numbers and street names. The streets shown include Galilee, Damascus, 1095, 1070, 1050, 1030, 1010, and 1000. A prominent street, Trimble Creek, runs horizontally across the lower portion of the map. The map is divided into sections by a vertical line and a horizontal line. The legend on the right side of the map provides a key for the different land use types, including Very High Density Residential, Low Density Residential, Medium Density Residential, and High Density Residential, with corresponding symbols and colors.

Legend

Legend
 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 44400, 44500, 44600, 44700, 44800, 44900, 45000, 45100, 45200, 45300, 45400, 45500, 45600, 45700, 45800, 45900, 46000, 46100, 46200, 46300, 46400, 46500, 46600, 46700, 46800, 46900, 47000, 47100, 47200, 47300, 47400, 47500, 47600, 47700, 47800, 47900, 48000, 48100, 48200, 48300, 48400, 48500, 48600, 48700, 48800, 48900, 49000, 49100, 49200, 49300, 49400, 49500, 49600, 49700, 49800, 49900, 50000, 50100, 50200, 50300, 50400, 50500, 50600, 50700, 50800, 50900, 51000, 51100, 51200, 51300, 51400, 51500, 51600, 51700, 51800, 51900, 52000, 52100, 52200, 52300, 52400, 52500, 52600, 52700, 52800, 52900, 53000, 53100, 53200, 53300, 53400, 53500, 53600, 53700, 53800, 53900, 54000, 54100, 54200, 54300, 54400, 54500, 54600, 54700, 54800, 54900, 55000, 55100, 55200, 55300, 55400, 55500, 55600, 55700, 55800, 55900, 56000, 56100, 56200, 56300, 56400, 56500, 56600, 56700, 56800, 56900, 57000, 57100, 57200, 57300, 57400, 57500, 57600, 57700, 57800, 57900, 58000, 58100, 58200, 58300, 58400, 58500, 58600, 58700, 58800, 58900, 59000, 59100, 59200, 59300, 59400, 59500, 59600, 59700, 59800, 59900, 60000, 60100, 60200, 60300, 60400, 60500, 60600, 60700, 60800, 60900, 61000, 61100, 61200, 61300, 61400, 61500, 61600, 61700, 61800, 61900, 62000, 62100, 62200, 62300, 62400, 62500, 62600, 62700, 62800, 62900, 63000, 63100, 63200, 63300, 63400, 63500, 63600, 63700, 63800, 63900, 64000, 64100, 64200, 64300,

Discussion: An example of the goals and policies in the General Plan relating to the proposed text amendment was - *Continually and consistently*

update the Future Land Use Map, zoning map, and zoning ordinance for ease of reference and administration. (Page 19)

The General Plan supports keeping the Future Land Use Map current.

Finding: The proposed amendment conforms to the General Plan and was consistent with the adopted goals, objectives and policies described therein.

Criteria B: *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;*

Discussion: The proposed amendment was justified as there were optional and more logical sites for multi-family development such as near TRAX stations and the larger commercial centers. Staff did not have any concerns with changing the land use designation on the Future Land Use map from Very High Density Residential to Low Density Residential to reflect the current use of the property because this action does not prevent future developers from requesting a more intensive residential or commercial land use designation in the future.

Finding: The development pattern contained on the land use plan inadequately provided the appropriate optional sites for the use and/or change proposed in the amendment.

Criteria C: *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;*

Discussion: Changing the land use type from Very High Density Residential to Low Density Residential would make future development of the property more compatible with existing land uses.

Finding: The proposed amendment would be compatible with other land uses, existing or planned, in the vicinity.

Criteria D: *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;*

Discussion: The proposed amendment would be an improvement to the Future Land Use Map as the change would make the map more accurate in describing future land use needs for this property. The proposed revision does not benefit any single person or entity.

Finding: The proposed amendment constituted an overall improvement to the adopted general land use map and was not solely for the good or benefit of a particular person or entity.

Criteria E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change;*

Discussion: The land use patterns as shown on the Future Land Use Map would remain intact and would not result in larger or more expensive public infrastructure improvements.

Finding: The proposed amendment would not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Criteria F: *The proposed amendment is consistent with other adopted plans, codes and ordinances; and*

Discussion: The Future Land Use Map graphically reflected the land use policies of the City's General Plan which can change from time to time as conditions change. The proposed map amendment reflected such a change. The proposed amendment was not inconsistent with other adopted plans, codes or ordinances.

Finding: The proposed amendment would be consistent with other adopted plans, codes and ordinances.

The proposed amendment to the Future Land Use Map was necessary to update the map and make it more consistent with zoning and with adjoining land uses.

Staff recommended that the City Council approve the proposed revisions to the Future Land Use Map from Very High Density Residential to Low Density Residential for the property located at approximately 9053 South 1150 West as recommended by the Planning Commission.

Mayor Rolfe opened the public hearing.

Kay Ryan, West Jordan resident, said this was his property, and he felt that rather than changing the Master Plan, the zoning should be changed to RR-30, which would allow three-quarter area lots with animals, meeting the existing use of the land. He believed no one would buy homes fronting 9000 South if this area was zoned low-density. He recommended Community Commercial, High-density, or a mix of Professional Offices for the Master Plan.

Alexandra Eframo, West Jordan resident, agreed with changing this area from Very High-Density Residential to Low-Density Residential.

Mark Klotovich, West Jordan resident, commented on various items:

- The recognition of Lowell Hicks during a previous City Council Meeting
- Expression of appreciation for asphaltting Plum Creek and Fontaine Claire

He reported that he owned a vacant lot on the northwest corner, which someone had showed interest in and would like the property for an office building. He opposed the low-density designation.

Merlin Harrison, West Jordan resident, owned the parcel which was currently zoned Community-Commercial. He said the land along 1150 West was land-locked. He agreed with Kay Ryan's comments. He agreed with changing the designation to something other than Low-density Residential.

There was no one else who desired to speak. Mayor Rolfe closed the public hearing.

Councilmember Stoker reminded everyone that this item was regarding a Future Land Use Map, not a rezone. He felt that low-density residential on 9000 South in the future would not be feasible. He suggested leaving it at Very High-density Residential as a future land use, or making it Community Commercial or Professional Office.

Mayor Rolfe provided the reasons he felt Professional Office should border 9000 South, and then transition into Low-density Residential, as you move south. This would be Option 4 in the Council's agenda packet.

MOTION: Councilmember Southworth moved to change the Future Land Use Map to reflect Professional Office in the area designated. The motion was seconded by Councilmember

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Southworth	Yes

Councilmember Stoker **Yes**
Mayor Rolfe **Yes**

The motion passed 6-0.

Councilmember McConnehey asked to be dismissed from the meeting. He left the meeting at 9:00 p.m.

MOTION: Councilmember Southworth moved to extend the meeting pass 9:00 p.m. The motion was seconded by Councilmember Haaga and passed 5-0 in favor.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
ORDINANCE 14-25, REGARDING A REZONE OF 9.75 ACRES FROM A-5
(AGRICULTURAL 5-ACRE LOTS) TO R-1-10E (SINGLE-FAMILY
RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOTS) FOR PRESTON
PARK SUBDIVISION REZONE LOCATED AT APPROXIMATELY 8528
SOUTH 1300 WEST; THE BOYER COMPANY, LC/SPENCER MOFFAT,
APPLICANT**

Larry Gardner said the applicant was proposing to rezone 9.75 acres of property located at 8528 South 1300 West from A-5 (Agriculture 5 acre lot minimum) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots, house size E). The property was designated as Medium Density Residential on the Future Land Use Map which supported the R-1-10 zoning. The property had always been used for agriculture and had been zoned as such. There were not any buildings constructed on the property. The applicant was requesting the rezone in preparation for a housing development.

GENERAL INFORMATION & ANALYSIS

The subject property's surrounding zoning and land uses were as follows:

	Future Land Use	Zoning	Existing Land Use
North	Low-Density Residential	R-1-12F	Oxford Estates Subdivision and a Church
South	Medium-Density Residential	R-1-10F and A-5	Taymar Subdivision and a Single Family Home
West	Medium-Density Residential	R-1-8B and RR-1A	Plum Creek Subdivision and Hartman Subdivision
East	Low-Density Residential	R-1-12E	Arbor Meadows Cove Subdivision

The applicant was requesting to rezone the subject property from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots). The zone change request was consistent with the General Plan which stated that R-1-10 zoning was appropriate for the Medium Density Residential Future Land Use map designation. The Medium-Density Residential Land Use designation had a net density range of 3.1 to 5.0 units per acre. The applicant's Letter of Intent stated that 27 single-family lots would be

developed on 9.75-acres of property. The preliminary plan, which was for illustrative purposes only and was non-binding with this rezone, as provided in the Council's agenda packet (Exhibit C) showed the proposed roadway design and lot configuration. The average lot size was expected to be 13,060 sq. ft. in area with the smallest lot being 11,859 sq. ft., for a total of 3.33 net units per acre.

FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

According to City Code, Section 13-7D-7(A), the following shall be met in approving any amendments to the Zoning Map.

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The subject property was located within the Medium-Density Residential land use designation. This designation was created for those residential uses which fall between 3.1 and 5.0 dwelling units per acre. The applicant is proposing to change the zoning designation on 9.75 acres of land currently zoned as A-5 to R-1-10E which was consistent with the Medium Density Land Use designation of the General Plan.

Furthermore, Goal 4 Policy 2 stated: "Single-family housing should be the primary residential development type in the city." The applicant's intent was to construct single family homes on the property. The preliminary plan showed an interconnected street system with neighboring developments, the development was limited to one cul-de-sac and the lot sizes are similar in area to adjacent developments. The proposed amendment conformed to and was consistent with the adopted goals, objectives, and policies set forth in the General Plan.

Finding: The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The preliminary plan showed single-family lots which average 13,060 sq.ft. in size. The average lot size for adjacent developments:

- Oxford Estates, to the north, was 12,547 sq. ft.;
- Taymar Subdivision, to the South, was 13,389 sq. ft.;
- Plum Creek (immediately to the west) was approximately 8300 square feet.

The proposed subzone for home size would be an “E” which relates to the following minimum living areas:

- 1 level dwelling (rambler/split entry) -3,000 sq. ft. minimum living space;
- Split level dwelling – 2,400 sq. ft. minimum living space; and,
- Multi-story dwelling (2 or more) – 3,000 sq. ft. living space.

The lot sizes and housing sizes were nearly the same as what exists around the proposed development. The property is relatively flat and slopes gently from West to East. There would be road and sidewalk connectivity to both the Oxford Estates Subdivision and Taymar Subdivision and a connection to 1300 West Street.

The City Engineering Department had indicated that the City does have the ability to service the project. Water and sanitary sewer connections would be made to the existing lines in 1300 West. Storm drain would be collected and channeled to a detention basin at the east end of the project before being discharged into the existing storm drain in 1300 West.

Finding: The proposed amendment would result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The R-1-10E zoning district had specific standards which would be met when the property was subdivided and developed. The R-1-10E zone was compatible with the existing zones and housing densities found in surrounding neighborhoods and would not harm the public health, safety or welfare of the City as a whole.

Finding: The proposed amendment furthered the public health, safety and general welfare of the citizens of the City.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: The Engineering Department had determined that the City had the ability to service the development with water, sewer, streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. Garbage collection would be provided as part of the normal City garbage collection service. The Fire Department would

review the proposed development at the time of subdivision application to ensure full serviceability. The proposed development would have three road connections. It was anticipated that the majority of the traffic would empty onto 1300 West, which was a collector street, directly from the development without traveling through adjacent developments. The addition of 27 homes should not change the traffic level of service for 1300 West.

The Jordan School District was aware of the proposed subdivision; however, as of the completion of this report no official comments from the District had been received. Utah law prohibited conditioning a land use approval on obtaining school district willingness, capacity or ability to serve the development.

Schools in the area include:

- Riverside Elementary .36 miles to the South. Riverside Elementary serves 750 students on a traditional schedule. There was sidewalk installed leading to the school.
- West Jordan Middle School 1.8 miles to the Northwest. West Jordan Middle currently serves 950 students in grades seven through nine.
- The high school in the area was West Jordan High located approximately 2.7 miles away at 8136 South 2700 West. West Jordan High serves 1790 students.

Finding: The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property that would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The property was not located within any overlay zone.

Finding: This criterion does not apply.

Larry Gardner said in conclusion the proposed zone map amendment from A-5 to R-1-10E would be compatible with adjoining land uses and with the General Plan of West Jordan City.

Staff said based on the findings set forth in the staff report, staff recommended that the City Council rezone the property from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-

family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West.

On June 17, 2014 the Planning Commission, by a unanimous vote, recommended that the City Council approve the request to rezone 9.75 acres of property located at approximately 8528 South 1300 West from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots).

Mayor Rolfe opened the public hearing.

Betty Naylor, West Jordan resident, supported the proposed rezone.

Evonne Bird, West Jordan resident, voiced her concerns regarding:

- The road coming in from 1300 West
- Preferred no access from 1300 West
- Additional traffic
- Water usage

Mayor Rolfe informed Ms. Bird that the developer was required to perform a traffic study, and regarding the major roadways, she could speak with the City's traffic engineer.

Mark Klotovich, South Jordan Canal Director, gave a brief history of the farm. He wanted to see the lateral picked up on 8600 South to provide drainage north and south. He supported the proposed rezone.

There was no one else who desired to speak. Mayor Rolfe closed the public hearing.

The Council and staff discussed clarifying questions.

MOTION: Councilmember Haaga moved to adopt and authorize the Mayor to sign Ordinance 14-25, to rezone 9.75 acres of property from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Absent
Councilmember Nichols	Absent
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Rolfe	Yes

The motion passed 5-0.

IX. BUSINESS ITEMS

CONSENT ITEM 7.B

RESOLUTION 14-125, AUTHORIZING THE MAYOR TO EXECUTE A CAPITAL LEASE AGREEMENT WITH ZIONS BANK PUBLIC FINANCE FOR SEVEN MOWERS IN AN AMOUNT NOT TO EXCEED \$138,432.50 FOR 48 MONTHS

Wendell Rigby said the Parks Department does not currently have a replacement schedule for lawn mowers. The Department currently had seven mowers that were over eight-years old and were costing over \$30,000 per year to maintain. Zions Bank Public Finance had a capital lease program that would allow the Department to purchase the seven mowers for \$138,432.50. This option would install a replacement schedule for mowers of every three years, thus decreasing maintenance costs and increase productivity.

Funding would be provided through the Fiscal Year 2014-2015 budget and through maintenance savings that would occur with the new equipment.

Staff recommended entering into a 48-month lease agreement with Zions Bank Public Finance for seven mowers at \$138,432.50.

Councilmember Stoker asked clarifying questions regarding:

- Brand
- Reliability

Wendell Rigby indicated that the mowers were Toro's.

MOTION: Councilmember Stoker moved to approve Resolution 14-25, authorizing the Mayor to enter into a Capital Lease Agreement with Zions Bank Public Finance for a 48-month Capital Lease Agreement for seven mowers at \$138,432.50. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Absent
Councilmember Nichols	Absent
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Rolfe	Yes

The motion passed 5-0.

DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED LED STREET LIGHTING PROPOSAL

Bryce Haderlie turned the time over to Steve Glain.

Steve Glain provided a power point presentation regarding this issue to the City Council prior to the City Council meeting. This presentation was not shown during the meeting. *(A copy of the presentation was available in the City Clerk's Office.)*

Steve Glain said at the request of the City Council, staff from Public Works, Engineering, City Manager's Office, and the citizen Sustainability Committee had met several times in recent months to create a plan for converting existing street lights to LED (light emitting diode) technology and require LED lights in all new development areas, including major roadways (arterials, collectors) and residential (subdivisions).

During the past several years Public Works staff had researched LED lighting and had observed the conversion of street lights in other Utah cities. Public Works staff recognized the benefits of LED lights, including long-term maintenance and potential for improved light quality and safety, as long as the products were chosen carefully. Public Works recommended following a process similar to that used by Seattle, Washington, which was completing a major LED conversion of 84,000 street lights between 2010 and 2014, and included a thorough consideration of many products and applications (major roadway vs. neighborhoods, glare, spacing, light quality/color, etc.). West Jordan Public Works staff suggested the following considerations:

- Safety consideration in design with the product selection and application
- Quality vs. Price – not all LED's were created equal
- Look at most current technology
- Two main areas of street lighting:
 - Roadway (arterial and collector roads)
 - Residential (subdivision streets)
- Life cycle costs

LED technology was still changing rapidly and prices were continually decreasing. LED fixtures for major roadways (cobra style on tall poles) had gone through several generations of technology, so the products were more reliable and less expensive. Decorative fixtures, such as Acorn, Town & Country, Bellshade were still much more expensive and technology was still being developed. Also, the cobra lights were higher wattage so the typical 50% energy savings represents a faster payback compared to the smaller neighborhood lights. The City may want to consider beginning with LED conversion of these larger, high wattage fixtures on major roadways for the faster payback, followed by conversion of neighborhood fixtures in later phases.

At this point in the process, the major decisions which need to be made included:

1. Phases:
 - One Phase (12 month)
 - Three Phases (3 years)
2. Labor: Contract (faster, more expensive) vs. In-House (slower, less expensive)
3. Bidding: Which method?
 - RFP (Request for Proposal)
 - ESCO-RFP "Energy Service Company" state contract (Siemens, Chevron, etc.)
 - IFB (Invitation for Bid)
4. Styles: Cobra, Acorn, Bellshade, others?
 - To be determined after Project Mgt. Contractor is chosen
5. Funding: Cash, Bond, or both?

Fiscal Impact:

No costs to create Request for Proposal. Total project estimated at \$3 million to \$3.5 million after rebates, with 7-12 year payback, depending on actual product costs and energy efficiency.

Staff recommended the Request for Proposal method (or ESCO-RFP state contract), with multiple phases to take advantage of decreasing costs over time. Light fixture styles could be determined after a general contractor was selected.

The Council and staff discussed Phases 1 - 5.

Steve Glain asked if the City wanted to do this as quickly as possible in the next year, or take advantage of some very likely cost saving potential if this was lengthen out. Since technology was changing rapidly and costs were still coming down, that was an option.

Mayor Rolfe felt this should be completed in one-phase because Rocky Mountain Power was going to close the window on rebates next year. He felt the City should move forward expeditiously, and this should be done all in one-phase. The Council agreed.

Steve Glain clarified that he learned this week, July 1, that the rebates had already changed. There still was a rebate, but it would be a different formula and would probably be less than what it was. However, it was still available.

Mayor Rolfe indicated that he was told the rebate was still available for one more year.

Steve Glain said okay.

Steve Glain reported on labor: Contract vs. in-house. He felt everyone understood that if this was done in-house it would take at least three-years, even if we tried to do it in a year. Therefore, the assumption was that most likely we would need to contract the installation out.

Councilmember Haaga said recently a lift truck had been funded and additional personnel hired. He felt this project should be performed in-house.

Councilmember Stoker suggested using Black & McDonald, Electrical Contractor. He felt this company knew LED lights better than anyone. He felt this would provide a great advantage and value to the City. This company would ensure their work, offer a high quality product, and GPS the location of streetlights with an inventory sheet. He felt City workers could not handle the demand in one-year.

Bryce Haderlie indicated that one additional electrician had been hired to assist the City Electrician. He reported that the various uses for the bucket truck could be addressed. If the Council wanted to hold on the bucket truck, let staff know. He reported that with the City's current electrical staff of two-employees this project could not be completed within one-year. Staff's advice would be to contract the installation out.

Mayor Rolfe preferred to perform as much as possible in-house, thus providing City staff with the knowledge needed to address any issues, installation, repair, location, etc.

Steve Glain said the overall proposal suggested in the Council's agenda packet was for a Request for Proposal for a General Contractor to manage the entire project, identify sub-contractors, if needed, and select the best product, and maybe after the general contractor had been chosen, the determination could be made as to how much of this project could be performed in-house.

Bryce Haderlie asked whether the Council would be open then, from the suggestions made, that we include in the RFP or type of bidding document, that you direct us to include having our staff integrated, so their use could be maximized.

Mayor Rolfe said he wanted the purchase of the lights bid out separate from the installation contractor and the City would purchase and save the sales tax, which would be a considerable sum of money, and the installing contractor or the City staff, which ever would take the power lights supplied by the City.

Councilmember Southworth asked how this would work with Rocky Mountain. He asked could these lights be purchased for the rebate, and then have the installation on a phased plan. He felt this seemed aggressive to change all the lights within the year using in-house employees.

Mayor Rolfe felt the following needed to take place:

- RFP for lights with inclusion of storage of lights until needed based on installation

He said the City had budgeted for enough money in this fiscal year to pay for the entire light project and get the rebate on the light portion.

- Installation could be divided between several contractors, one contractor and staff, etc.

Councilmember Stoker believed that rebate came after the product was installed, not purchased.

Steve Glain said that was correct, and sometimes it took a couple months after the installation was complete.

Mayor Rolfe said that was not the case on the light replacement at his home.

Councilmember Stoker understood for residential homes the rebate comes when the light bulb were purchased. However, his understanding for large scale projects, was that you must provide documentation the lights were installed, and then submit for the rebate.

Steve Glain indicated that was right.

Councilmember Southworth asked if the rebate was more than what would be saved by phasing or in-house contract.

Steve Glain said staff did not know for sure. However, based on history and the rate that prices continue to drop, he would be fairly confident in saying there would be greater savings potential from a phasing approach especially since the rebate was just reduced. He said it would be nice to have the rebate, but he did not think the rebate needed to affect the timing. He did not hear that the rebate was ending next year, maybe that is true, Mayor Rolfe. I think what was being suggested was a separate bid for the actual products was very compatible with this, this was simply to identify a general contractor that could manage the entire project and help the City choose the product and then we would buy the product later.

Mayor Rolfe summarized what he felt was needed.

- RFP for lights
- IFB for installation
- RFP for contractor with language that contractor must be willing to work with City staff

Steve Glain said the assumption staff was making was that there would be a sequence involved, if we identify the contractor first their expertise would be very helpful in identifying the right product, but if we send out two bids at the same time we may not have the benefit of their expertise.

Mayor Rolfe said he would rather do the former.

Councilmember Southworth said that would leave the City writing the request for the RFP and we would have to have the expertise to know what type of products, specs, etc.

Bryce Haderlie clarified what Steve Glain was suggesting was that first, City personnel was looking for a professional firm(s) or individual that would assist in the selecting of the type of lights (which would be approved by Council), and help determine how to maximize the City's labor, with the assistance of outside contractors with the installation.

The Council agreed with Bryce Haderlie moving forward with this direction.

Steve Glain asked if there were any concerns regarding using the ESCO option.

Councilmember Stoker requested that ESCO, not be used.

Steve Glain reminded the Council that ESCO, Siemens, Chevron, and others were listed on the State contract. He said other cities in the valley were very satisfied with the State contracted companies.

Steve Glain said the styles would be handled through the RFP process. As far as the funding: Cash, Bond, or both, this was mentioned because of the \$1 million approved for this coming year budget towards the LED project, which would not be enough for the entire project, but maybe there could be a mix of cash and bond.

Mayor Rolfe commented on the funding. He wanted to look at what could be completed this fiscal year with the funds already budgeted, moving expeditiously, with the assistance of the hired contractor and staff, and then look to next year's budget cycle to continue the process.

Bryce Haderlie said possible funding scenarios would be brought back for Council's direction.

Mayor Rolfe wanted the current budgeted amount spent this year.

Councilmember Southworth said a concern was that if the overall project was going to cost \$3 million and only \$1 million had been identified, how was the City going to move forward.

Steve Glain said maybe this would fit into the phasing approach, \$1million per year for three-years. He did not know.

Bryce Haderlie recommended working with Steve Glain regarding cost analysis, timing, rebates offers, etc., so other possible options which might be cost benefit vs. year to year. Those would be provided to the Council.

Councilmember Hansen commented on the new streetlights along Redwood Road to the south of West Jordan. She would like our roadways just as bright.

Mayor Rolfe asked that the City's Public Works employees dealing with street lights to work with the Engineer staff to immediately change the specifications to solar LED lights, in order to eliminate the lighting power bill in the future.

Wendell Rigby indicated that staff was already working on this.

X. REMARKS

There were no additional remarks.

XI. ADJOURN

MOTION: Councilmember Stoker moved to adjourn. The motion was seconded by Councilmember Southworth and passed 5-0 in favor.

The meeting adjourned at 9:40 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V ROLFE
Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 30th day of July 2014